

99 JAN 13 P3:33



WARRANTY DEED

ASPEN TITLE ESCROW NO. 05048638

AFTER RECORDING RETURN TO:

ROY CROUCHLEY

MELODY CROUCHLEY

11440 Hwy 39Klamath Falls OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

MELODY CROUCHLEY formerly known as Melody M. Prout aka Melody M. Yee, hereinafter called GRANTOR(S), convey(s) to ROY CROUCHLEY AND MELODY CROUCHLEY, husband and wife hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any and those apparent upon the land,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Love and Affection.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 23rd day of December, 1998

Melody Crouchley
MELODY CROUCHLEY

STATE OF OREGON, County of Klamath)ss.

On this 23rd day of December, 1998

Personally appeared the above named Melody Crouchley and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: Pam Barnett
Notary Public for OREGON

My Commission Expires: Aug 24, 2001

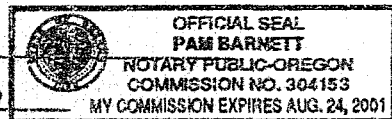


EXHIBIT "A"

A parcel of land in the NE 1/4 SE 1/4 NE 1/4 of Section 1, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point in the section line marking the Easterly boundary of the said Section 1, 1151.8 feet Northerly from the one-quarter section corner on the Easterly boundary of said Section 1; thence Westerly parallel with the East and West center line of said Section 1, 307 feet, more or less, to a point in the center of an irrigation ditch; thence Northerly along said ditch 148.2 feet, more or less, to a point in the Southerly boundary of the right of way of the U.S. Bureau of Reclamation lateral canal; thence Easterly along the said right of way boundary 307 feet, more or less, to a point in said section line marking the Easterly boundary of said Section 1; thence South along the said section line 148.2 feet, more or less, to the point of beginning.

SAVING AND EXCEPTING THEREFROM any portion lying within the right of way of the Malin-Klamath Falls Highway.

CODE 164 MAP 4009-100 TL 700

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 13th day
of January A.D. 1999 at 3:33 o'clock P. M., and duly recorded in Vol. M99
of Deeds on Page 1235

Linda Smith, County Clerk

FEE \$35.00

by Kathleen Rosa